

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

Diether Fanz
TO
Zef Gjurashaj Lula Gjurashaj

SECTION 84 BLOCK 2 LOT 1.1



RECORD AND RETURN TO:
(name and address)

Thomas J. Murphy & Associate PLLC
717 Broadway
Newburgh NY 12550
JT-WC1231

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)
4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)
CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK X
CASH
CHARGE
NO FEE

Taxable CONSIDERATION \$ 120,000
TAX EXEMPT

Taxable MORTGAGE AMT. \$

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: JT abstract

RECORDED/FILED
08/08/2012/ 10:42:59
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120074696
DEED R / BK 13389PG 1539
RECORDING FEES 190.00
TTX# 000127 T TAX 480.00
Receipt#1486675 maryp

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE
ON 8-8-12 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Donna L. Benson 1-2-13
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT---THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 31st day of July, in the year 2012

BETWEEN DIETHER FANZ, individually, residing at 34 Plank Road, Newburgh, New York 12550 and as surviving spouse of HELEN FANZ, deceased,

party of the first part, and ZEF GJURASHAJ and LULA GJURASHAJ, residing at 126 Barbara Drive, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE HUNDRED AND TWENTY THOUSAND and 00/100----- dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York as more fully described in "Schedule A" annexed hereto:

BEING the premises conveyed to Diether and Helen Fanz by Deed from Agnes M. Agostino, also known as Agnes Mary Agostino dated April 13, 1976 and recorded in the Orange County Clerk's Office on April 15, 1976 in Liber 2033, Page 736.


TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

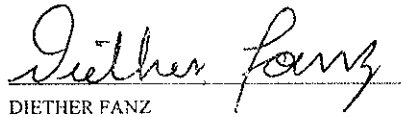
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




DIETHER FANZ

Schedule A Description

Title Number JT-WC1231

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the northerly line or side of the North Plank Road at the southeasterly corner of lands of one McCullom, which point is 62.72 feet on a course South 60° 47' East from the point of intersection of the northerly line of the North Plank Road with the easterly line of the State Highway known as 9-W, running thence along the northerly line of said North Plank Road South 60° 47' East 79.66 feet to the westerly side of a lane; thence along the westerly side of said lane North 22° 32-1/2" East 150 feet: more or less to an iron pipe at or near the easterly end of a wire fence; thence leaving said lane North 60° 47' West and along the northerly side of said fence 80 feet more or less to the northeast corner of a lot now or formerly of McCullom; thence along said McCullom lot South 22° 30' West 150 feet to the point or place of beginning.

Together with the right to the parties of the second part, their heirs and assigns forever, to enter the rear or north of the above described premises from the aforementioned lane and/or Stone Street over the parking lot on premises owned by others adjoining the subject premises on the north, said right to be exercised in common with the owners and users of the said premises adjoining on the north and subject to the rights presently in existence under leases or mortgages affecting said premises on the north.

Together with the right to park motor and other vehicles upon adjoining premises and to the north of the northerly fence line of the above described premises.

FOR INFORMATION ONLY: BEING the same premises conveyed to Diether Fanz & Helen Fanz, husband & wife, by Deed dated April 13, 1976, recorded in the Orange County Clerk's Office April 14, 1976 in Libr 2033 page 736. Helen Franz died a resident of Orange County, New York on February 18, 2012 leaving Diether Fanz, her husband, surviving.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

On the 19th day of July in the year 2012, before me, the undersigned, personally appeared Diether Fanz

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

~~MICHAEL DIETZ~~
NOTARY PUBLIC - STATE OF NEW YORK
No. 02RA6106994
Qualified in Orange County
My Commission Expires March 14, 2016

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:
On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

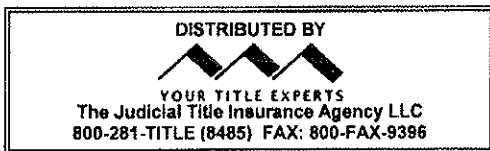
(if the place of residence is in a city, include the street and street number if any, thereof): that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No. JT-WC1231

**DIETHER FANZ
TO
ZEF GJURASHAJ and LULA GJURASHAJ**



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 84
BLOCK: 2
LOT: 1.1
COUNTY OR TOWN: Town of Newburgh
STREET ADDRESS: 34 Plank Road

RETURN BY MAIL TO:

Thomas J. Murphy & Associates
717 Broadway
Newburgh, NY 12550